

**Minutes of the Grinnell City Council Meeting  
Monday, December 5, 2005**

The City Council of the City of Grinnell met in regular session in the Council Chambers of the Grinnell Community Center, 927 4<sup>th</sup> Avenue, Grinnell, Iowa, at 7:00 p.m., Monday, December 5, 2005. Mayor Canfield presided.

Roll Call:               PRESENT:   White, Elliott, Worley, Witt, Wilson.  
                              ABSENT:     McNaul.

**PERFECTING AND APPROVAL OF AGENDA:**

Moved by WITT, second by WHITE, to approve the Agenda and the Consent Agenda as presented. Roll Call Vote: Ayes: Witt, White, Wilson, Elliott, Worley. Motion carried.

**CONSENT AGENDA:**

- A.     Previous minutes as drafted from the Monday, November 21, 2005 Regular Session.
- B.     Approval of the Class LC Liquor License application for AJ's Steakhouse, 2110 West Street South.

**APPROVAL OF CLAIMS:**

Moved by WHITE, second by WORLEY, to pay all bills where funds are available. Roll Call: Ayes: White, Worley, Elliott, Wilson, Witt. Motion carried.

**PUBLIC HEARING:**

Mayor Canfield opened the public hearing In regard to the plans, specifications, proposed form of contract and estimate of cost for construction of Grinnell Veterinary Clinic Sanitary Sewer Extension for the city of Grinnell, Iowa at 7:02 p.m. Hage noted there were no comments or objections received prior to the meeting. Canfield called for comments and objections from the citizens present. There were none.

Moved by ELLIOTT, second WORLEY, to close the public hearing at 7:03 p.m. Roll Call Vote: Ayes: Elliott, Worley, Witt, White, Wilson. Motion carried.

Moved by ELLIOTT, second by WITT, to approve and adopt Resolution No. 2893: "A RESOLUTION ADOPTING PLANS, SPECIFICATIONS, PROPOSED FORM OF CONTRACT AND ESTIMATE OF COST (Grinnell Veterinary Clinic Sanitary Sewer Extension.)" Roll Call Vote: Ayes: Elliott, Witt, White, Wilson, Worley. Motion carried.

Elliott stated the project was not a budgeted project and bids have exceeded estimates. The city has opted to proceed with the project due to the needs of ongoing development. The committee determined a portion of the project cost can be reduced by eliminating the cold mix patch. The time constraints of the project and the current weather also impacted the cost. Connection fees to the trunk will be spread over the area including the municipal airport. The airport area consists of 40% of the project cost. While this is a great amount of land, the actual usage will be comparable to the vet clinic. The airport will likely pay back an amount equivalent to the fees paid by the vet clinic.

Moved by ELLIOTT, second by WITT, to approve and adopt Resolution No. 2894: "A RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT – GRINNELL VETERINARY CLINIC SANITARY SEWER EXTENSION TO SCHOON CONSTRUCTION OF CHEROKEE, IOWA IN THE AMOUNT OF \$118,846.26." Roll Call Vote: Ayes: Elliott, Witt, White, Wilson, Worley. Motion carried.

Moved by ELLIOTT, second by WITT, to implement a change order to remove the \$7,000.00 cold mix patch. Roll Call Vote: Ayes: Elliott, Witt, Worley, Wilson, White.

#### COMMUNICATIONS/COMMITTEE MINUTES:

- A. Finance Committee: November 21, 2005
- B. Planning Committee: November 21 and 28, 2005
- C. Public Works and Grounds Committee: November 21, 2005
- D. Public Safety Committee: November 22, 2005.
- E. Stewart Library: November 22, 2005.
- F. Grinnell Tourism: November 16, 2005
- G. POW I-80: Financials for November, 2005
- H. Miscellaneous Correspondence: Goodfellows – Thank you, Kites Over Grinnell, MICA Lease Renewal, Grinnell Recreation – Letter in regard to the special meeting scheduled for Tuesday, December 13, 2005 at 6:30 pm at the Veteran's Memorial Building, Mediamcom – Channel programming changes.

#### COMMITTEE BUSINESS:

- A. Report from the Finance Committee.
  - o Review of the Annual TIF Report.

White summarized the report and the increase in the certification for the upcoming year. Larger one time projects such as the purchase of rural water accounts and engineering of the Central Business District Phase II have affected the debt amount. He pointed out the use of TIF does impact the general fund revenues.

- o Discussion in regard to the financing of the Jeld-Wen water main.

White explained Jeld-Wen Corporation has completed extensive remodeling. They incurred cost to relocate water mains as part of their project. Jeld-Wen has not requested much assistance or incentive from the city as their projects have progressed. The committee feels the city should reimburse the industry for the costs associated with the infrastructure as well as assist them with preparing state funding applications. It is understood the council supports in consensus the reimbursement of the water main project (\$48,000.00.) Behrens requested the council delay formal action on the issue until an agreement has been drafted.

- o Discussion in regard to commercial property redevelopment.

This item remains under negotiation with staff.

- o Review of the requests for assistance from the Campbell Fund.

The requests were approved as presented.

- B. Report from the Planning Committee.
  - o Update in regard to the Highway 146 South Task Force.

The committee continues to work on the draft appendix for the comprehensive plan. Worley will provide the draft document within the next few weeks. The item will be placed on the Planning and Zoning Commission agenda in January, 2006, and will again be reviewed by the Planning Committee. The appendix is intended to address the Highway 146 south corridor from Garfield Avenue south to Interstate 80. Points that will be covered by the appendix include: number of entry points, completion of a speed and traffic study by the Iowa Department of Transportation (IDOT), street lighting, trees and plantings, architectural standards, implementing the standards on existing structures, landscaping easements, bike trails, protection of the potential second glide slope at the airport for the possible construction of a cross wind runway.

- o Discussion in regard to the proposed voluntary annexations for Highway 146 South.

This item is still being worked on by city staff. Worley stated the annexations do not expand beyond those who are willing to voluntarily annex. White requested the city pursue the remaining Renaud property for annexation at this time. Once the other voluntary petitions have been received, staff will approach the Renaud's to discuss voluntary annexation for the remainder of their property.

- C. Report from the Public Works and Grounds Committee.

- o Review of Pay Request No.12 in regard to the Central Business District.

Moved by ELLIOTT second by WITT to approve Resolution No. 2895: "A RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PROGRESS PAYMENT NO. 12 IN THE AMOUNT OF \$183,363.27 TO MANATT'S INC. OF BROOKLYN, IOWA FOR WORK COMPLETED ON THE CENTRAL BUSINESS DISTRICT CONSTRUCTION PHASE 1." Roll Call Vote: Ayes: Elliott, Witt, Worley, White, Wilson. Motion carried.

- o Review of Pay Request No. 2 (FINAL) in regard to the T-Hanger Access Taxiway Improvements at the Grinnell Regional Airport.

Moved by ELLIOTT, second by WITT, to approve Resolution No. 2896: "A RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PROGRESS PAYMENT NO. 2 (FINAL) IN THE AMOUNT OF \$5,242.45 TO BRYCON CORPORATION OF MARSHALLTOWN, IOWA FOR WORK COMPLETED ON THE T-HANGER ACCESS TAXIWAY." Roll Call Vote: Ayes: Elliott, Witt, White, Wilson, Worley. Motion carried.

- o Acceptance of work completed in regard to the T-Hanger Access Taxiway Improvements at the Grinnell Regional Airport.

Moved by ELLIOTT, second by WITT, to approve Resolution No. 2897: "RESOLUTION ACCEPTING WORK. – T-HANGER ACCESS TAXIWAY." Roll Call Vote: Ayes: Elliott, Witt, Wilson, White, Worley. Motion carried.

- o Review of Pay Request No. 3 (FINAL) in regard to the T-Hanger Improvements at the Grinnell Regional Airport.

Moved by ELLIOTT, second by WITT, to approve Resolution No. 2898: "A RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PROGRESS PAYMENT NO. 3 (FINAL) IN THE AMOUNT OF \$18,889.54 TO LOWRY CONSTRUCTION AND RENTAL, LLC. OF GRINNELL, IOWA FOR WORK COMPLETED ON THE T-HANGER IMPROVEMENTS." Roll Call Vote: Ayes: Elliott, Witt, Worley, Wilson, White. Motion carried.

- Acceptance of work completed in regard to the T-Hanger Improvements at the Grinnell Regional Airport.

Moved by ELLIOTT, second by WITT, to approve Resolution No. 2899: "RESOLUTION ACCEPTING WORK – T-HANGER IMPROVEMENTS." Roll Call Vote: Ayes: Elliott, Witt, Wilson, White, Worley. Motion carried.

- Approval of Change Order No.1 in regard to the 8<sup>th</sup> Avenue Water Main Project.

Elliott noted the project cost is being shared by Grinnell College and the city equally, however the college will pay 100% of the entire cost of the change order.

Moved by ELLIOTT, second by WITT, to approve Resolution No. 2900: "A RESOLUTION APPROVING CONTRACT CHANGE ORDER NO. 1 WITH BDL ENTERPRISES, INC. OF MARSHALLTOWN, IOWA IN THE AMOUNT OF \$10,260.25 FOR THE 8<sup>th</sup> AVENUE WATER MAIN PROJECT." Roll Call Vote: Ayes: Elliott, Witt, White, Worley, Wilson. Motion carried.

- Review of Pay Request No. 3 (FINAL) in regard to the 8<sup>th</sup> Avenue Water Main Project.

Moved by ELLIOTT, second by WITT, to approve Resolution No. 2901: "A RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PROGRESS PAYMENT NO. 3 (FINAL) IN THE AMOUNT OF \$34,218.90 TO BDL ENTERPRISES, INC. OF MARSHALLTOWN, IOWA FOR WORK COMPLETED ON THE 8<sup>TH</sup> AVENUE WATER MAIN PROJECT." Roll Call Vote: Ayes: Elliott, Witt, Worley, White, Wilson. Motion carried.

- Acceptance of work completed in regard to the 8<sup>th</sup> Avenue Water Main.

Moved by ELLIOTT, second by WITT, to approve Resolution No. 2902: "RESOLUTION ACCEPTING WORK – 8<sup>TH</sup> AVENUE WATER MAIN PROJECT." Roll Call Vote: Ayes: Elliott, Witt, White, Wilson, Worley. Motion carried.

- Discussion in regard to the Bike Trail Agreement with Grinnell Newburg Schools.

Moved by ELLIOTT, second by WITT, to execute the Bike Trail Agreement with Grinnell-Newburg Schools. Roll Call Vote: Ayes: Elliott, Witt, Wilson, Worley, White. Motion carried.

- D. Report from the Public Safety Committee.  
(Please Note: This meeting was held on Tuesday, November 22, 2005.)

- Update in regard to the request by Cingular Wireless, LLC to acquire a ground lease to co-locate on an existing tower and construct a building at 609 4<sup>th</sup> Avenue.

This item remains under review by staff. Wilson anticipates the committee will make a recommendation at the next regular council session.

- Discussion in regard to the designated city animal shelter.

Moved by WILSON, second by WHITE, to approve and adopt Resolution No. 2903: "A RESOLUTION AMENDING RULES AND REGULATIONS IN REGARD TO ANIMALS." Roll Call Vote: Ayes: Wilson, White, Witt, Worley, Elliott. Motion carried.

- Review of the contract proposed by Racom Corporation for the purchase and installation of radio transmitting equipment for the Grinnell Police Department.

This item is under review by staff.

- Discussion in regard to the traffic pattern of alleys in the Central Business District.

Wilson explained with the conclusion of Central Business District Phase I construction project, some of the legislation adopted to ease traffic patterns can now be repealed. The committee proposes however to allow the alley between 4<sup>th</sup> Avenue and 5<sup>th</sup> Avenue and Main and Broad Streets will remain a two way alley.

Moved by WILSON, second by WORLEY, to introduce and conduct the first reading of Ordinance No. 1263: "AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF GRINNELL, IOWA BY AMENDING PROVISIONS PERTAINING TO CHAPTER 13, SECTION 13-503 (ONE-WAY ALLEYS.)" Roll Call Vote: Ayes: Wilson, Worley, Witt, Elliott, White.

- Discussion in regard to the comprehensive parking study of the Central Business District.

Wilson explained the committee is working with the Downtown Task Force as well as the city engineer to determine the best placement for the handicap parking stalls. The current plan proposes an adequate number of spaces; however the committee would like to identify the best placement for the stalls. A recommendation will be proposed prior to spring, 2006.

- Review of correspondence received from Ms. Barbara Aszman Stone in regard to open burning and continued discussion of the proposed ordinance.

Wilson stated the committee continues to work on this item. The intent of the committee is to develop a recommendation to forward to the Public Works and Grounds Committee for consideration.

- Discussion in regard to Ordinance No. 1260: "AN ORDINANCE AMENDING THE " MUNICIPAL CODE OF THE CITY OF GRINNELL,

IOWA BY AMENDING PROVISIONS PERTAINING TO CHAPTER 13,  
SECTION 13-6 (Maximum Speed on Specific Streets – Highway 146  
North.)”

Moved by WILSON, second by WITT, to conduct the second reading of Ordinance No. 1260: “AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF GRINNELL, IOWA BY AMENDING PROVISIONS PERTAINING TO CHAPTER 13, SECTION 13-6 (Maximum Speed on Specific Streets – Highway 146 North.)” Roll Call Vote: Ayes: Wilson, Witt, Worley, Elliott, White. Motion carried.

Wilson reviewed the upcoming agenda including the following items: discussion in regard to local option sales tax, rural fire agreements, volunteer stipends in regard to reimbursed haz-mat calls and ongoing discussion of open burning.

E. Mayor’s Committee Appointment Recommendations:

- Neill Goltz – Library Board

Elliott objected to the appointment due to the unbalanced ward representation on the board. Canfield stated the individual was request by the library board

Moved by WILSON, second by WHITE, to approve the appointment of Neill Goltz to the Library Board. Roll Call Vote: Ayes: Wilson, White, Witt, Worley. Nay: Elliott. Motion carried.

- Dr. Brandon Davis – Civil Service

Moved by WHITE, second by WITT, to approve the appointment of Dr. Brandon Davis to the Civil Service Commission. Roll Call Vote: Ayes: White, Witt, Worley, Wilson, Elliott. Motion carried.

- Carol Carlson – Human Rights Commission

Moved by WHITE, second by WORLEY, to approve the appointment of Carol Carlson to the Human Rights Commission. Roll Call Vote: Ayes: White, Worley, Elliott, Wilson, Witt. Motion carried.

NEW BUSINESS: None.

FIRST READING OF THE ORDINANCE:

Moved by WORLEY, second by WHITE, to introduce and conduct the first reading of Ordinance No. 1262: “AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF GRINNELL, IOWA BY AMENDING PROVISIONS PERTAINING TO CHAPTER 16, ARTICLE II, SECTION 16-17 (Membership, officers; terms and compensation pertaining to the Recreation Board.)” Roll Call Vote: Ayes: Worley, White, Wilson, Elliott, Witt. Motion carried.

Second Reading of the Ordinances:

Moved by WORLEY, second by WITT, to conduct the second reading of Ordinance No. 1261: “AN ORDINANCE AMENDING THE “ MUNICIPAL CODE OF THE CITY OF GRINNELL, IOWA BY AMENDING PROVISIONS PERTAINING TO CHAPTER 20,

SECTION 20-74 (Subdivisions containing or abutting highways.)” Roll Call Vote: Ayes: Worley, Witt, White, Wilson. Nay: Elliott. Motion carried.

#### APPROVAL AND ADOPTION OF THE RESOLUTION:

Moved by WHITE, second by ELLIOTT, to approve and adopt Resolution No. 2904: "A RESOLUTION TO APPROVE IMPROVEMENT PROJECTS AS SUBMITTED FOR PROPERTY AND REQUEST TAX EXEMPTION FOR THIS IMPROVEMENT ACCORDING TO CHAPTER 404 OF THE STATE CODE (David D. Coster, 1333 Broad Street.) Roll Call Vote: Ayes: White, Elliott, Wilson, Witt. Motion carried. Worley abstained due to conflict of interest.

#### INQUIRIES:

White commented in regard to the street lights in the Central Business District.

#### REPORT FROM THE CITY MANAGER:

Behrens explained the weather has delayed the construction schedule for the Central Business District project. The jewel design at 5<sup>th</sup> Avenue and Broad Street will still hopefully be completed. Temporary sidewalks will be installed and replaced in the spring. Tomorrow's meeting will determine what items will be able to be completed yet this season. The street lights will be installed and lit yet this year. The electrical work will not be impeded by weather conditions. White suggested the city maintain the sidewalks that have not been replaced to date. Based on the outcome of the meeting, staff will make a recommendation in regard to the sidewalk maintenance.

Behrens requested the council begin considering a date for strategic planning.

#### ADJOURN:

Moved by WITT, second by ELLIOTT, to adjourn this regular session of the city council at 7:57 p.m. Vote: (5) ayes, motion carried.

ATTEST:

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Gordon Canfield, Mayor

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Cassandra R. Hage, City Clerk